



3511 W 57th St  
Sioux Falls, SD 57108



## Size

**3,154**

Square Feet +/-



## Price

Base Rent:

**\$ 17.50 PSF**

NNN: \$5.24 PSF



## Zoning

**C-3**

Community  
Commercial

## ≡ Space Summary

- GENEROUS TENANT IMPROVEMENT ALLOWANCE AVAILABLE FOR QUALIFIED TENANTS
- Vanilla shell space ready for tenant build out specifications and requests, with pylon sign available
- Less than a mile away from the Empire Mall and the surrounding shops and retail centers
- Directly 1-mile north of expanding Avera's Specialty Hospital and rapidly developing southwest Sioux Falls area with ample hotels and businesses
- Cotenants include Botanical Gardens, Healing Tough Massage, First Interstate Bank



**Seth Assam | Vice President**

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## Rent Summary

| Component           | PSF             | Monthly            | Annually            |
|---------------------|-----------------|--------------------|---------------------|
| Base Rent           | \$ 17.50        | \$ 4,599.58        | \$ 55,195.00        |
| CAM*                | 2.39            | 628.26             | 7,539.07            |
| Real Estate Taxes*  | 2.56            | 672.85             | 8,074.24            |
| Property Insurance* | 0.29            | 76.22              | 914.66              |
| <b>Total</b>        | <b>\$ 22.74</b> | <b>\$ 5,976.91</b> | <b>\$ 71,722.97</b> |

\*Estimate

## Floorplan



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**Photo Gallery**



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